



## Key Building Consultants Top 5 Reasons for a Building inspection

### 1. Get an unbiased opinion

Friends and relatives will happily give you their opinion, but it's a lot better to have a trained eye look at the home you are going to buy. Building inspectors have no ulterior motives. They strictly examine a building to assess its current condition. You can rest assured that you are getting an unbiased opinion.

### 2. Avoid structural faults

Professional building inspectors can quickly see things that everyday people can't. Without having a pre-purchase building inspection performed, you can't be certain that the home you're buying is structurally sound. Finding out later can have very expensive consequences.

### 3. Create a repair budget

Often people have to do at least a little work after buying a home. It's a lot easier to have a clear idea about what you'll have to do and how much you'll have to spend, and you'll get that information with a pre-purchase building inspection. When the inspection is finished, you will receive a detailed report. It will include estimates for repairing various problems, which will make it easier for you to plan an effective budget.

### 4. Ensure government compliance

The last thing you want to deal with after buying a new home is running afoul of government regulations. During a pre-building inspection, the inspector will check for residual current devices and make sure that smoke detectors are hard-wired into a home's electrical system. These measures will ensure that your new home complies with all government regulations.

### 5. Have repairs performed before buying a home

If defects are discovered during the pre-purchase building inspection, you may be able to use them to negotiate a lower price, or you could make your offer contingent on the sellers making the necessary repairs. An inspection report can be a real bargaining chip.

